



CITY OF DURHAM | DURHAM COUNTY  
NORTH CAROLINA

Street Closing Report



Meeting Date: February 1, 2015

Reference Name	Street Closing – A request to close 22,145 square feet of Coventry Road	Jurisdiction	City
Request	To permanently close 22,145 square feet of Coventry Road		
Applicant	Stacey Burkert	Submittal Date	July 14, 2015
Location	South of Dover Road, west of Hope Valley Road (NC-751)		
Recommendation	Approve permanent closing of the public right-of-way.		

A. Summary

Stacey Burkert requests to close a 22,145 square foot portion of Coventry Road (Attachment 1). The right-of-way is open and bordered by property owned by Mrs. Burkert and Mary and Russell Barringer. If the request is approved, the right-of-way is proposed to be recombined with Mrs. Burkert's property located south of Coventry Road (4012 Dover Road, Attachment 4). A single family structure is presently located on Mrs. Burkert's property.

B. Area Characteristics

The area surrounding the right-of-way is zoned Residential Suburban-10 (RS-10) and is located in the Suburban Tier. The subject site is generally located south of Dover Road and west of Hope Valley Road (NC-751).

Adjacent Land Uses and Zoning			
	Uses	Zoning Districts	Overlay Districts
North	Residential	RS-10	None
South	Residential	RS-10	None
East	Residential	RS-10	None
West	Recreational	RS-10	None

C. Statutory Requirements

North Carolina Statute 160A-299 requires that the Governing Body make two findings prior to closing any street or alley. These are:

- 1) Closing the street or alley is not contrary to the public interest; and
- 2) No individual owning property in the vicinity of the street or alley or in which it is located would be deprived of reasonable means of ingress or egress to that property.

**D. Code Requirements**

Section 13.5.1 Access, of the Unified Development Ordinance requires that every buildable lot have access to a public or private street or a driveway that is designed, constructed and maintained to the appropriate standards.

**E. Service Impacts**

This request was submitted to service agencies for review and comment. Their comments are shown below:

Service Agency Comments		
Service Agency	Comments	How Addressed
NCDOT	No impact	n/a
County - Engineering	No impact	n/a
County - Fire Marshall	No impact	n/a
Durham County Sherriff	No impact	n/a
Emergency Medical Services	No impact	n/a
911	No impact	n/a
Durham Public Schools	No impact	n/a
City - Transportation	No impact	n/a
City - Engineering	No impact	n/a
City - Fire Department	No impact	n/a
City – Parks and Recreation	No impact	n/a
City – Solid Waste	No impact	n/a
City – Inspections	No impact	n/a
City – General Services	No impact	n/a
Police Department	No impact	n/a
Duke Energy	No impact	n/a
PSNC	No impact	n/a
Frontier	No impact	n/a
Tax Assessor Office	No impact	n/a
Address Coordinator, GIS	No impact	n/a

**F. Staff Analysis**

The area adjacent to the right-of-way is zoned RS-10 and is located in the Suburban Tier. The proposed street closing plat (Attachment 4) indicates that the requested right-of-way will be recombined with the adjacent property to the south. Staff recommends the approval of the street closing request.

**G. Recommendation**

Approve request to permanently close 22,145 square feet of Coventry Road.

**H. Staff Contact**

Jacob Wiggins, Planner 919.560.4137 ext. 28257 or  
Jacob.Wiggins@DurhamNC.gov

**I. Attachments**

1. Context Map
2. Aerial Map
3. Street Closing Application
4. SC1500006 – Street Closing Plat Reduction
5. Street Closing Order